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Doc#: 0420942373
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/27/2004 11:24 AM Pg: 1 of 3

TRUSTEE'S DEED

MAIL RECORDED DEED TO:

R-J-Pauls
619 S Addison Rd.
Addison IL 60101

PREPARED BY:
FOUNDERS BANK
TRUST DEPARTMENT
11850 SOUTH HAPLEM AVE.
PALOS HEIGHTS IL 60463

Note: This space is for Recorder's Use Only

THIS INDENTURE, made this 28th day of June, 2004, between FOUNDERS BANK, a corporation of Illinois as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said FOUNDERS BANK in pursuance of a trust agreement dated the 2nd day of April, 2001, and known as Trust Number 5894 party of the first part and Rajanikant V. Patel and Nisha Patel, ~~his wife~~, as Joint Tenants, 227 Wren Court, Bloomingdale, IL 60108, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO CENTS, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

10th 8225721 W
24069609

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

3
AR

PIN: 17-17-429-045-1006

COMMONLY KNOWN AS: 1035 West Taylor Street, Unit 6, Chicago, IL 60607 together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery thereto.

CITY OF CHICAGO

CITY TAX



JUL. 23. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013470

| |
|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 02438.00 |
| FP 102805 |

BOX 333-CT1

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION****Parcel 1:**

Unit 6 in 1033-37 W. Taylor Street Condominiums as delineated on the survey of the following real estate: Lots 30, 31, and 32 (Except the East 2.00' feet of said lot 32) in H.D. Gilpin's Subdivision of Block 23 in Canal Trustees' Subdivision of the Southeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the declaration of Condominium, recorded as Document #0011109169; Together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

S 6

The exclusive right to the use of P9, 85, DU6 limited common elements, as delineated on the survey attached to the Declaration aforesaid, recorded as Document #0011109169.

Parts of 17-17-425-014-0000

Property Address: 1033-37 West Taylor Street, Unit 6, Chicago, IL 60607

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Subject to: (a) general real estate taxes not due at the time of closing; (b) the Condominium Property Act of the State of Illinois, as amended from time to time; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) encroachments, if any; (f) acts done or suffered by Purchaser of anyone claiming by, through or under purchaser; (g) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the Common Elements; (i) covenants, conditions, restrictions, permits, easements and agreements of record; and (j) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Purchaser.

Clerk's Office